



May 1, 2019

Mr. Jay Camp
Town of Matthews Planning Dept.
232 Matthews Station Street
Matthews, NC 28105

Re: 2026 Matthews-Mint Hill Road – Public Improvement Variance
HE Job No. 21901/RZ

Dear Jay:

Per our recent meeting regarding the subject property and pending Rezoning Petition No. 2019-697, we are submitting this Public Improvement Variance request on behalf of our Client, Sinacori Builders, LLC. The justification for this request is described below, and I have also enclosed the completed Document Checklist form and review fee (Sinacori Builders, LLC check #10182, \$350.00).

The Matthews Unified Development Ordinance (UDO) specifies requirements related to street connectivity and maximum length of permanent dead-end streets as follows:

Section 155.701.C.4.c – Connectivity Index: For the R-VS zoning district the minimum Connectivity Index is 1.3, where the Index is defined as the number of street links divided by the street nodes.

Section 155.701.C.4.d – Cul-de-Sacs: For the R-VS zoning district the maximum length of a cul-de-sac (i.e., permanent dead-end street) is 400 feet.

The subject property is a long, narrow parcel, approximately 350' wide by 1,280' long (see attached Exhibit 'A'). The site is bound to the south and east by the Butler High School property, and to the north by developed lots along Kimway Drive, therefore the only street access is Matthews-Mint Hill Road. Because the property is so narrow, the site is only wide enough for a single street with lots fronting on each side. As a result of these unique characteristics that severely limit development options, it is not feasible to meet the UDO requirements regarding street connectivity and maximum length of permanent dead-end streets, and we recommend that approval of this Public Improvement Variance request.

If you have any questions or need additional information. I can be reached at (704) 334-1325 or via email at wharris@he-nc.com.

Best regards,

Harris Engineering

Wayne M. Harris, P.E.
President

Enclosures as noted

WMH/jl

Xc: Ed Estridge w/ 1 set submittal documents

S:\2019\21901 - SINACORI MATTHEWS\Documents\REZONING\CAMP LTR 5-1-19.docx

Harris Engineering

NC #C-1140 & SC #000943

5200 Park Road, Suite 231 Charlotte, NC 28209 • Phone (704) 334-1325 Fax (704) 334-1330

DOCUMENT CHECKLIST

(PLEASE PRINT)

PROJECT NAME Harkey Property (Public Improvement variance) DATE 4-29-19
ADDRESS OF PROJECT 2026 Matthews-Mint Hill Road
PARCEL ID 215-102-01
CONTACT PERSON Wayne M. Harris (Harris Engineering)
CONTACT PHONE & EMAIL (704) 334-1325 , wharris@he-nc.com

Check below to indicate which item(s) is/are being submitted. If a fee is required, please indicate if a check is enclosed or explain why it is not included.

ZONING APPLICATION 6 HARD COPIES AND SITE PLAN IN PDF FORM WHEN PART OF PETITION

Residential
Traditional District (no CD) _____ \$ 400.00
Parallel Traditional District _____ \$ 600.00
Conditional-only District (R-VS, CrC, SRN, C-MF) _____ \$ 800.00
Non-residential
Traditional District (no CD) _____ \$ 600.00
Parallel Traditional District _____ \$ 800.00
Conditional-only (Mixed Use and Nonresidential) Districts _____ \$ 1000.00

TEXT AMENDMENT 5 HARD COPIES AND STANDARD FORM MUST BE COMPLETED

Add any permitted use _____ \$ 100.00
Any other reason, fewer than three paragraphs affected _____ \$ 250.00
Any other reason, three or more paragraphs affected _____ \$ 400.00

ZONING VARIANCE STANDARD FORM MUST BE COMPLETED

Residential _____ \$ 150.00
Non-residential or mixed use _____ \$ 350.00

ZONING APPEAL STANDARD FORM MUST BE COMPLETED

Residential _____ \$ 150.00
Non-residential or mixed use _____ \$ 350.00

ZONING INTERPRETATION STANDARD FORM MUST BE COMPLETED

Residential _____ \$ 150.00
Non-residential or mixed use _____ \$ 350.00

SITE PLAN APPROVAL 5 HARD COPIES AND PDF FILE

When required by condition of zoning (separate from a zoning application) _____ \$ 200.00
Approval through EPM (not Preliminary Plat) _____ \$ 400.00

OTHER SITE PLAN REVIEW 5 HARD COPIES AND PDF FILE

Change of use or occupancy, parking sufficiency, etc. _____ \$ 100.00

DOCUMENT CHECKLIST (page 2)

PUBLIC IMPROVEMENT (SUBDIVISION) VARIANCE 8 HARD COPIES AND PDF IF SITE PLAN IS INVOLVED
_____ x _____ \$ 350.00

OVERLAY COMPLIANCE REVIEW 5 HARD COPIES AND DRIVEWAY APPLICATION

When separate from other EPM Site Plan reviews _____ \$ 250.00

Abbreviated or minor revision separate from other EPM site review _____ \$ 75.00

LANDSCAPE/LIGHTING PLAN REVIEW 5 HARD COPIES AND PDF FILE

Combined Review (separate from other EPM reviews) _____ \$ 250.00

Landscape only (separate from other EPM reviews) _____ \$ 200.00

Lighting only (separate from other EPM reviews) _____ \$ 200.00

Other abbreviated or minor revision (separate from other EPM reviews) _____ \$ 75.00

THIRD OR LATER SUBMITTAL OF ANY ABOVE ACTION

Downtown Overlay, Highway Overlay, or Landscape/Lighting _____ \$ 150.00

ADMINISTRATIVE AMENDMENT 6 HARD COPIES AND PDF FILE IF SITE PLAN IS INVOLVED

Staff review level _____ \$ 50.00

Planning Board or Town Board level _____ \$ 100.00

SIGN PERMIT ZONING COMPLIANCE REVIEW

_____ \$ 25.00 per sign

MASTER SIGN PLAN 4 HARD COPIES AND PDF FILE

Initial Submission _____ \$ 150.00

Revision _____ \$ 75.00

ZONING VERIFICATION LETTER

_____ \$ 20.00

SUBDIVISION

Sketch Plan 6 HARD COPIES AND PDF FILE (also in EPM) _____ \$ 100.00

Preliminary 4 FULL SETS PLUS DRIVEWAY APPLICATION (also in EPM) _____ \$ 400.00

Final 6 HARD COPIES, MYLAR AND PDF FILE (also in EPM)

Minor _____ \$ 50.00

Major _____ \$ 100.00

DRIVEWAY PERMIT REVIEW

Single site _____ \$ 25.00

Blanket _____ \$ 50.00

☐ Is Driveway Permit application being submitted with other plans? If so, what plans?

WIRELESS FACILITIES REVIEW (ON TOWN MAINTAINED RIGHTS-OF-WAY AND/OR INDIVIDUAL LAND PARCELS)

Single site and up to 5 applications in one submittal by same applicant at same time _____ \$ 100.00
per location

6 to 25 applications submitted by same applicant at same time _____ \$ 50.00
per location

10182

SINACORI BUILDERS LLC

P.O. BOX 471785
CHARLOTTE, NC 28247



ACH RT 061000104
66-46/531

EZShield™ Check Fraud
Protection for Business

4/29/2019

PAY TO THE ORDER OF Town of Matthews

\$ **350.00

Three Hundred Fifty and 00/100*****

DOLLARS

Town of Matthews
232 Matthews Station St.
Matthews, NC 28105

AUTHORIZED SIGNATURE

MEMO

⑈00010182⑈ ⑆053100465⑆ 1000201603114⑈

SINACORI BUILDERS LLC

Town of Matthews
Rezoning

Public improvement Variance Request

4/29/2019

10182

350.00

Suntrust 3114 - Bank

350.00

Security features. Details on back. FD

Polaris 3G Map – Mecklenburg County, North Carolina

Exhibit A - 2026 Matthews-Mint Hill Rd (TP #215-102-01)

Date Printed: 4/30/2019 4:52:14 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.